



Retail Signalized Corner

LOT 4 - 4060 E. MAIN STREET, SAINT CHARLES, IL 60174

SALE BROCHURE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

473 Dunham Road, Suite 200
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

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LOT 4 - LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	1.42 Acres
Zoning:	BR - Regional Business
Traffic Count:	32,900
Price / SF:	\$14.47

PROPERTY OVERVIEW

For Sale - Retail Signalized Corner

PROPERTY HIGHLIGHTS

- Prime Corner Location when entering St. Charles from the east
- Hard Corner Signalized Intersection
- Common Drive Access off of Pheasant Run Drive
- Located within the Easterly Retail Corridor of St. Charles

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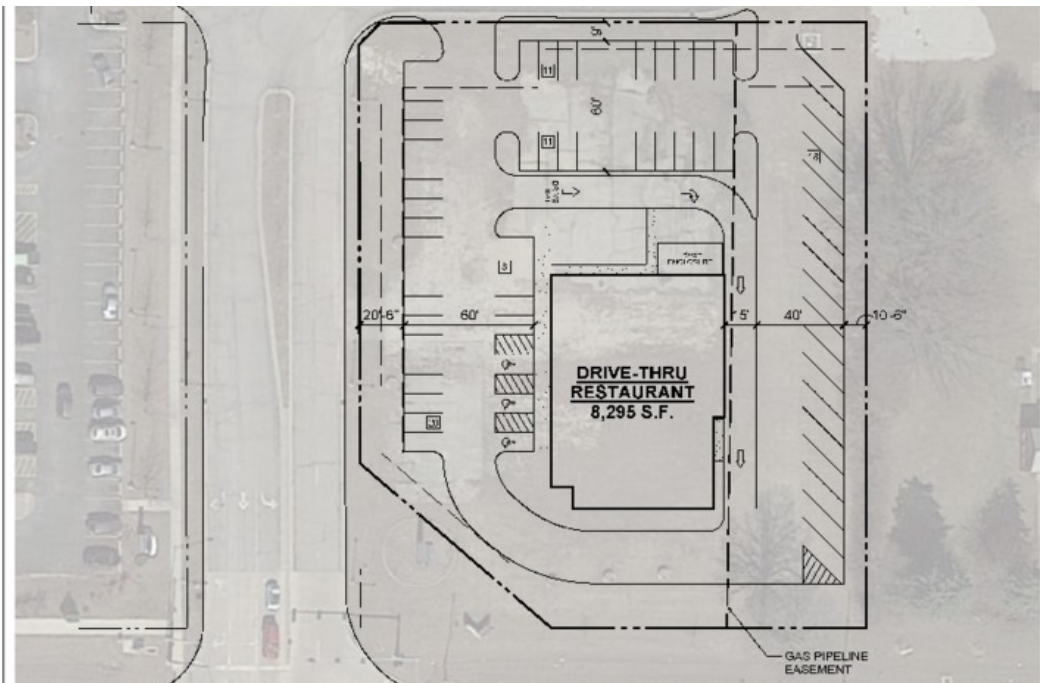
LAND FOR SALE



Retail Signalized Corner

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RESTAURANT CONCEPTS



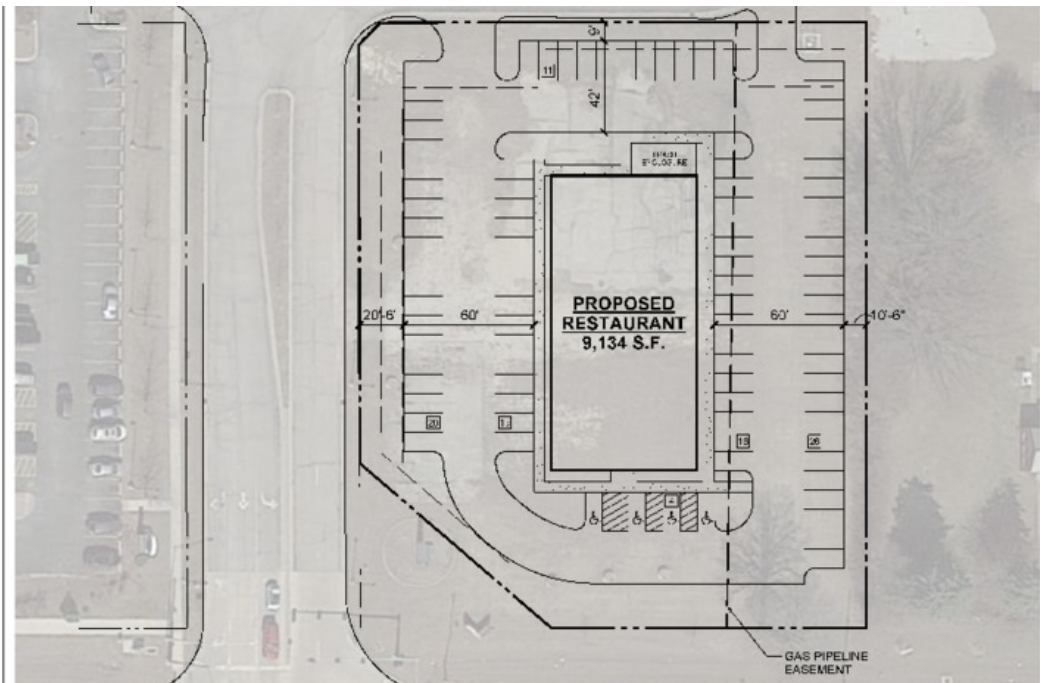
SITE AREA (±1.424 AC.)	±62,025 S.F.
BUILDING AREA	8,295 S.F.
CAR PARKING	60 CARS
DRIVE-THRU STACKING	13 CARS

BUILDING SETBACKS		PARKING SETBACKS	
FRONT	20'	FRONT	20'
EXTERIOR SIDE	20'	EXTERIOR SIDE	20'
INTERIOR SIDE	5'	INTERIOR SIDE	0'
REAR	30'	REAR	0'

Conceptual Restaurant - Drive Thru model

NORTH AVENUE - ILLINOIS RT. 64

SITE PLAN



SITE AREA (±1.424 AC.)	±62,025 S.F.
BUILDING AREA	9,134 S.F.
CAR PARKING	92 CARS

BUILDING SETBACKS		PARKING SETBACKS	
FRONT	20'	FRONT	20'
EXTERIOR SIDE	20'	EXTERIOR SIDE	20'
INTERIOR SIDE	5'	INTERIOR SIDE	0'
REAR	30'	REAR	0'

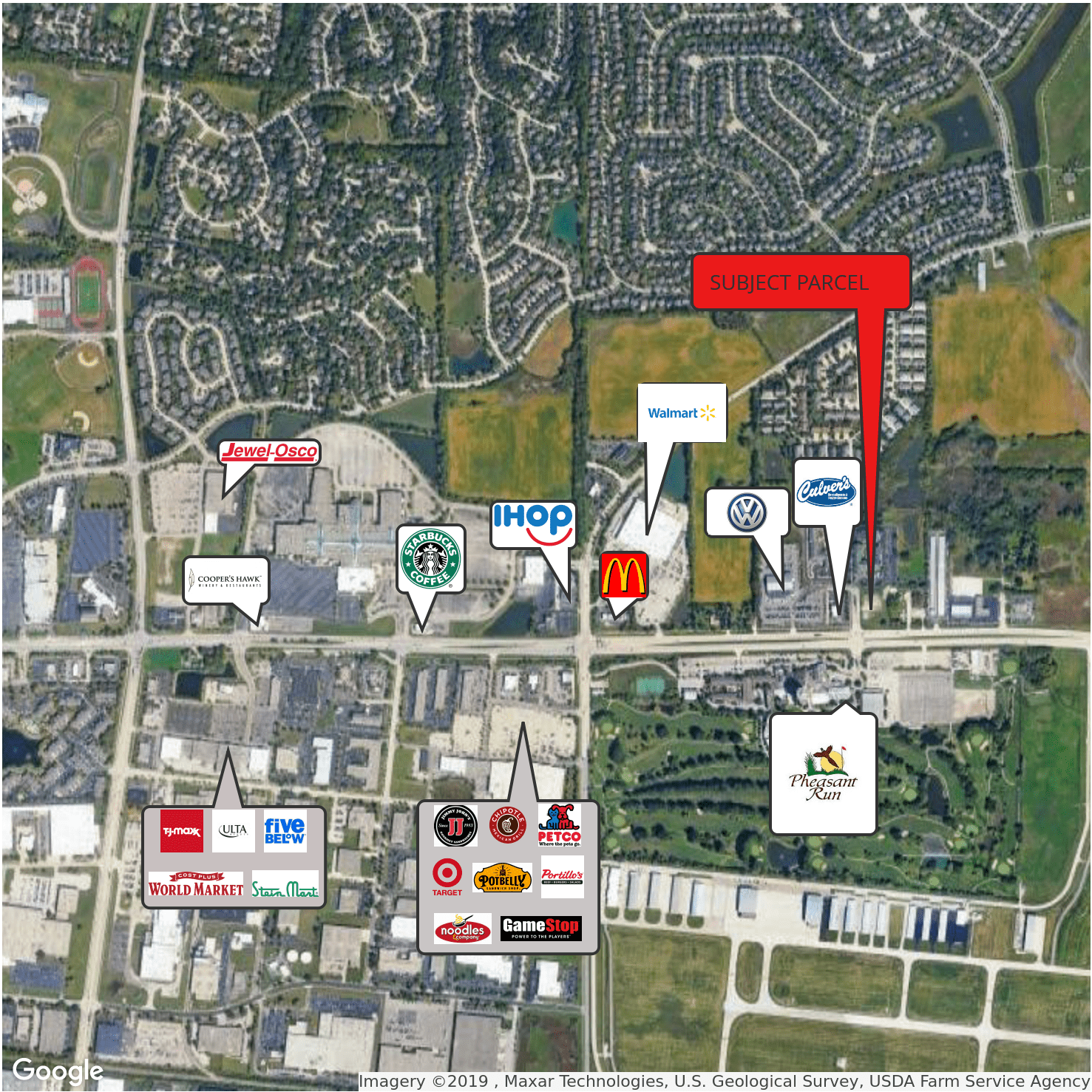
Conceptual Restaurant - Sit Down model

NORTH AVENUE - ILLINOIS RT. 64

SITE PLAN

Retail Signalized Corner LOT 4 - 4060 E. MAIN STREET, SAINT CHARLES, IL 60174

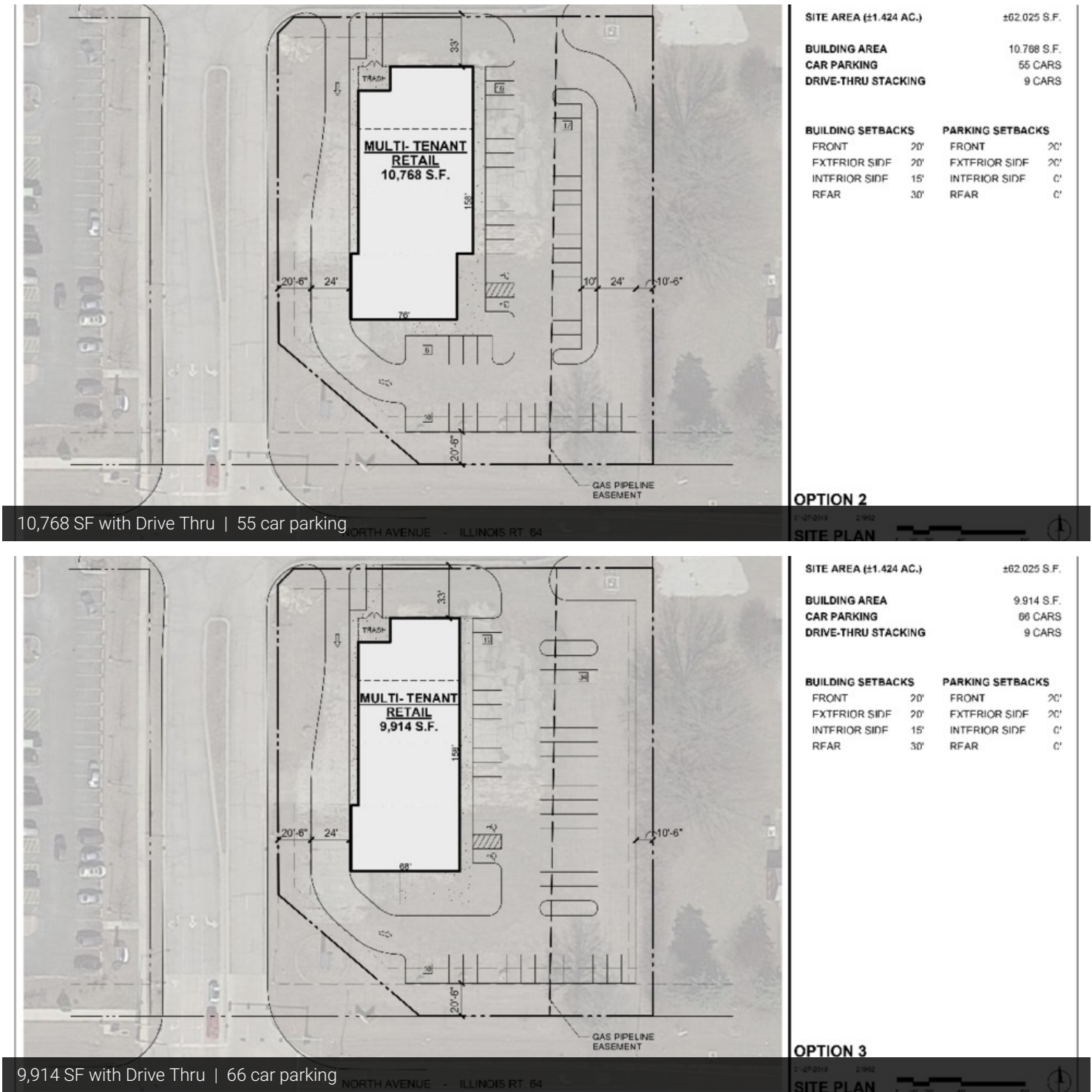
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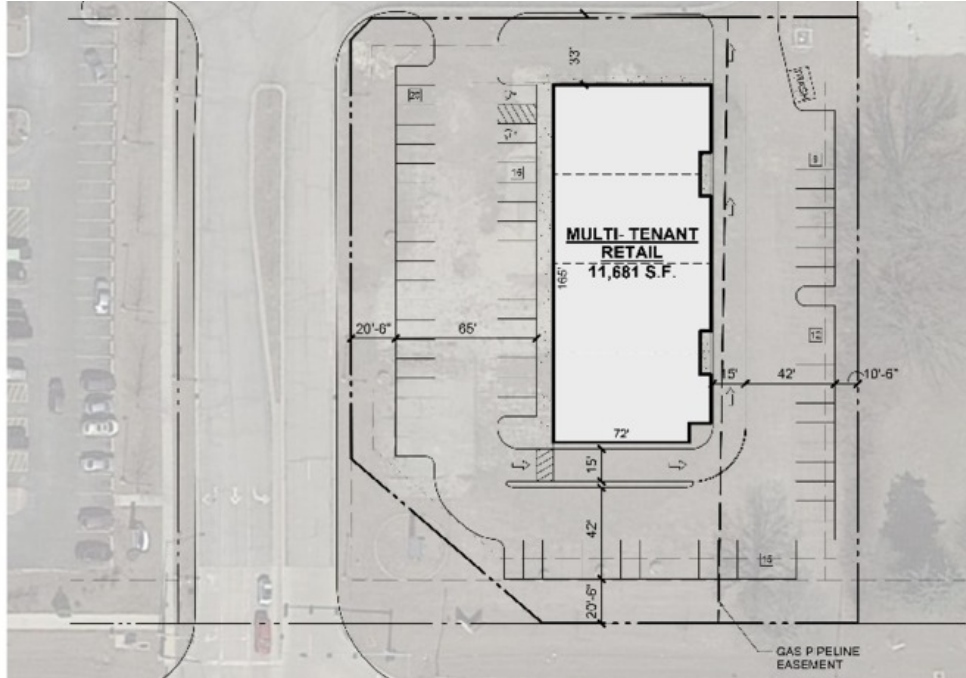
MULTI-TENANT RETAIL WITH DRIVE THRU CONCEPTS



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MULTI-TENANT RETAIL WITH DRIVE THRU CONCEPTS

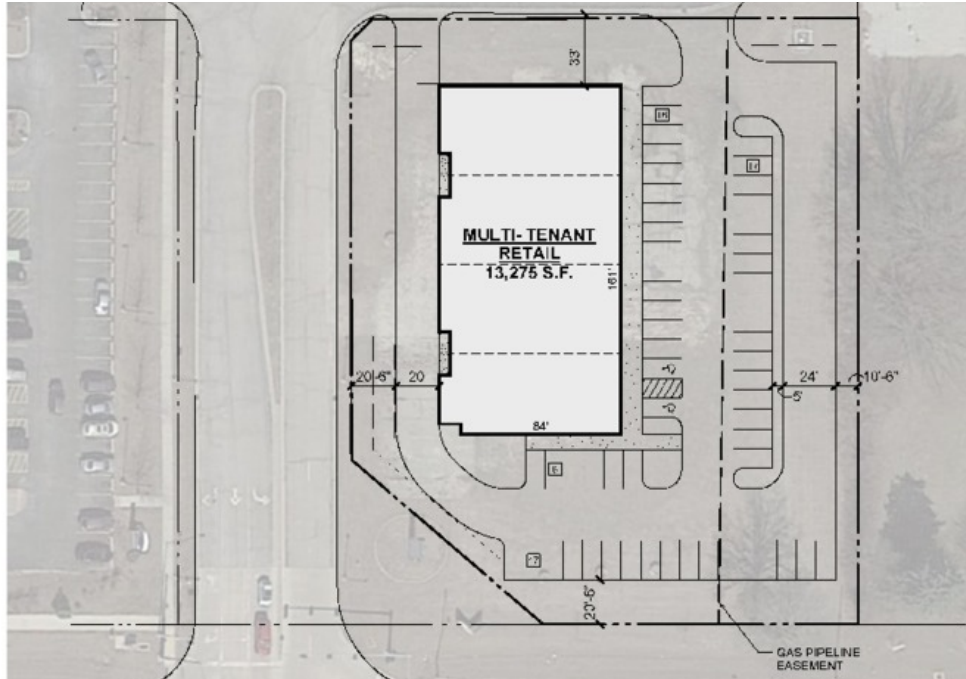


SITE AREA (±1.424 AC.)	±62,025 S.F.
BUILDING AREA	11,681 S.F.
CAR PARKING	72 CARS
DRIVE-THRU STACKING	15 CARS

BUILDING SETBACKS	PARKING SETBACKS
FRONT 20'	FRONT 20'
EXTERIOR SIDE 20'	EXTERIOR SIDE 20'
INTERIOR SIDE 15'	INTERIOR SIDE 0'
REAR 30'	REAR 0'

OPTION 5

11,681 SF with Drive Thru | 72 car parking



SITE AREA (±1.424 AC.)	±62,025 S.F.
BUILDING AREA	13,275 S.F.
CAR PARKING	56 CARS

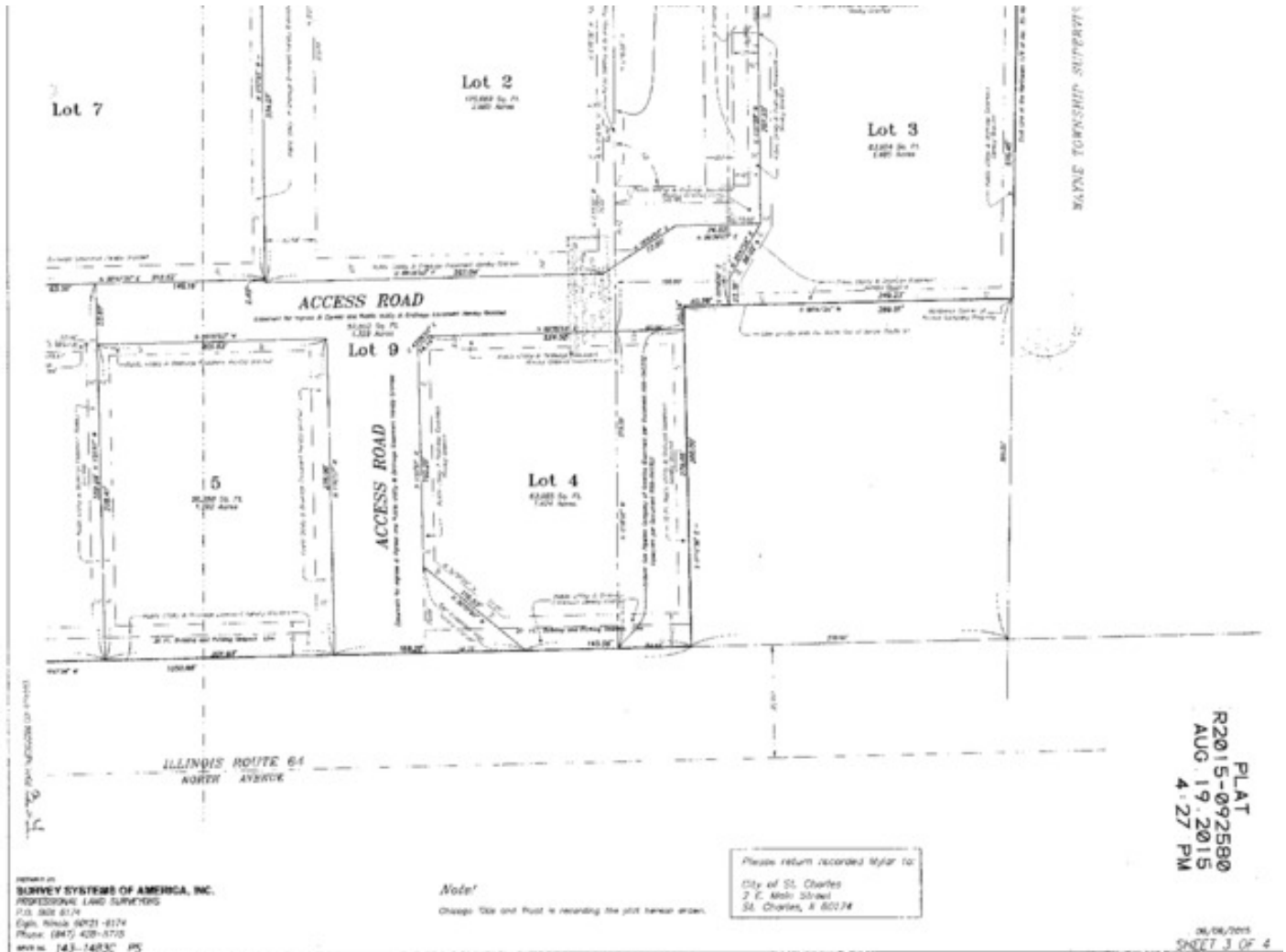
BUILDING SETBACKS	PARKING SETBACKS
FRONT 20'	FRONT 20'
EXTERIOR SIDE 20'	EXTERIOR SIDE 20'
INTERIOR SIDE 15'	INTERIOR SIDE 0'
REAR 30'	REAR 0'

OPTION 4

13,275 SF with Drive Thru | 56 car parking

Retail Signalized Corner LOT 4 - 4060 E. MAIN STREET, SAINT CHARLES, IL 60174

PLAT OF SURVEY



LOCATION DESCRIPTION - LOT 4

Signalized Corner location at IL Route 64 (Main Street) & Pheasant Run Drive
Located at the Northeast corner of the signalized intersection
East Side of St. Charles

Retail Signalized Corner LOT 4 - 4060 E. MAIN STREET, SAINT CHARLES, IL 60174

2018 TAX BILL PAY 2019

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2018 TAX
 MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

01-30-102-042

AMERICAN LODGING CORP
 142 W STATION ST
 BARRINGTON IL 60010

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	5,216.33

PAYING LATE? JUN 4 THRU 30 5,294.57
 JUL 1 THRU 31 5,372.82
 AUG 1 THRU 31 5,451.06
 SEP 1 THRU 30 5,529.31
 OCT 1 THRU 31 5,607.55
 NOV 1 THRU 13 5,685.80

PAY THIS AMOUNT: 5,216.33

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

☐

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$5,216.33 PAID MAY 29, 2019

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2018 TAX
 MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

01-30-102-042

AMERICAN LODGING CORP
 142 W STATION ST
 BARRINGTON IL 60010

2

ON OR BEFORE:	PAY:
SEP 3, 2019	5,216.33

PAYING LATE? SEP 4 THRU 30 5,294.57
 OCT 1 THRU 31 5,372.82
 NOV 1 THRU 13 5,461.06 *

PAY THIS AMOUNT: 5,216.33

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PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

☐

* INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

2013010204241008000052163382

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018	Mailed to:	TIF Frozen Value
		** COUNTY **			AMERICAN LODGING CORP	Fair Cash Value
.1052	130.13	COUNTY OF DU PAGE	.1007	129.73	142 W STATION ST	Land Value 128,830
.0227	28.07	PENNSION FUND	.0217	27.95	BARRINGTON IL 60010	+ Building Value 0
.0340	42.05	COUNTY HEALTH DEPT	.0330	42.51		= Assessed Value 128,830*
.0130	16.08	PENNSION FUND	.0119	15.33	Property Location:	x State Multiplier 1.0000
.1207	149.30	FOREST PRESERVE DIST	.1180	152.01	NORTH AVE	= Equalized Value 128,830
.0099	12.24	PENNSION FUND	.0098	12.42	ST CHARLES, 60174	- Residential Exemption
		** LOCAL **			Township Assessor:	- Senior Exemption
.0889	109.94	WAYNE TOWNSHIP	.0874	112.85	WAYNE	- Senior Freeze
.0051	6.30	PENNSION FUND	.0053	6.82	630-231-8900	- Disabled Veteran
.0750	95.24	WAYNE TWP ROAD	.0753	97.00	Tax Code:	- Disability Exemption
.0014	1.73	PENNSION FUND	.0022	2.83	1008	- Returning Veteran Exemption
.5215	645.09	CITY OF ST CHARLES	.5238	674.81	Property Index Number:	= Net Taxable Value 128,830
.3335	412.53	PENNSION FUND	.3302	425.39	01-30-102-042	x Tax Rate 8.0980
.5819	719.81	ST CHARLES PARK DIST	.5737	739.09		= Total Tax Due 10,432.66
.0514	63.82	PENNSION FUND	.0523	67.37	CHANGE OF NAME/ADDRESS:	- Less Advance Payment .00
.0148	18.30	WEST CHGO HSG DIST	.0143	18.42	CALL: 630-407-5900	= Net Tax Due 10,432.66
.3017	373.20	ST CHAS LEARN DIST	.2983	384.29		
.0328	40.57	PENNSION FUND	.0325	41.84		
		** EDUCATION **				
5.1615	6,384.77	UNIT SCHOOL DIST 303	5.0810	6,358.73		
.1870	231.31	PENNSION FUND	.2005	258.30		
.4987	614.89	COMM COLLEGE SD	.5157	644.37		
.0048	6.53	PENNSION FUND	.0052	6.58		
8.1497	10,105.92	TOTAL	8.0980	10,432.66		

2017 \$123,700 Assessed Value 2018 \$128,830



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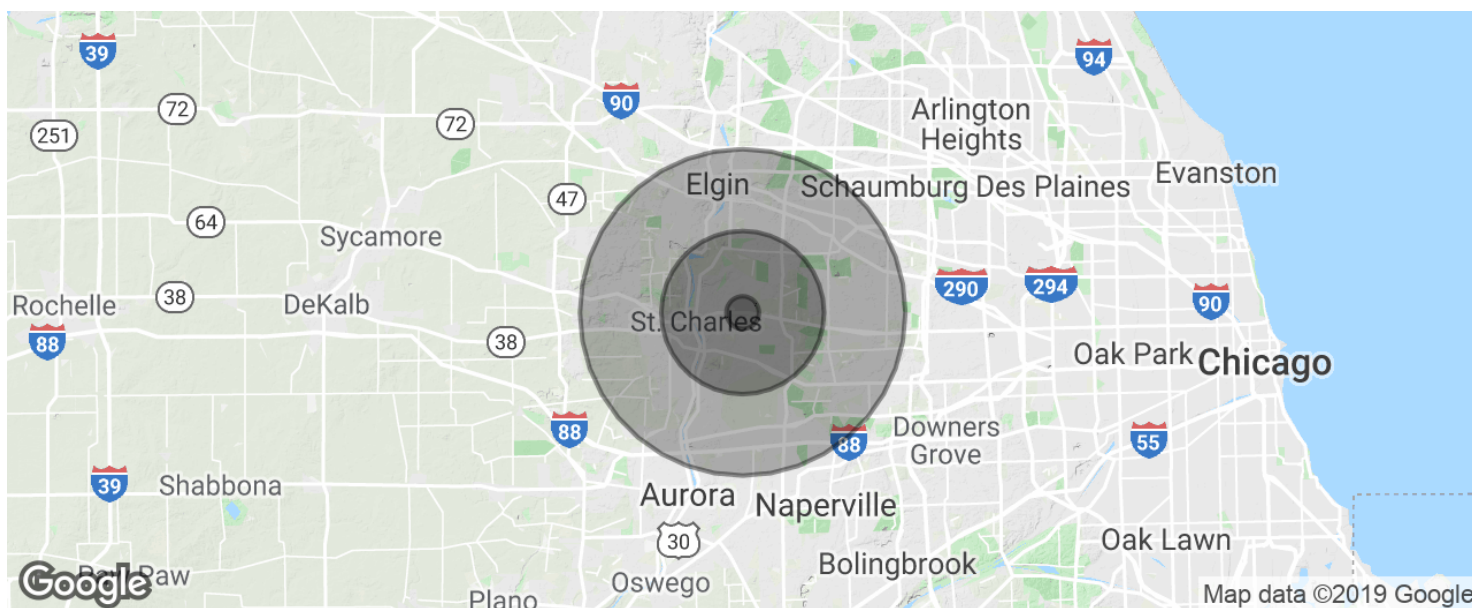
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DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,891	96,048	635,963
Median age	37.5	38.0	35.7
Median age (Male)	35.8	36.9	35.0
Median age (Female)	39.6	39.5	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,310	33,250	218,462
# of persons per HH	3.0	2.9	2.9
Average HH income	\$108,869	\$105,282	\$91,984
Average house value	\$427,031	\$386,316	\$323,165

TRAFFIC COUNTS

32,900/day

* Demographic data derived from 2010 US Census



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This material is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this material or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



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AGENCY DISCLOSURE



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Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.



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PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's, to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firms' ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.